

113.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

605,500 / 605,500

605,500 / 605,500

605,500 / 605,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
588		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROMANO IRIA J	
Owner 2:	
Owner 3:	

Street 1: 588 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FEMIA RICHARD R & EDITH T -

Owner 2: -

Street 1: 588 SUMMER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474-2421

NARRATIVE DESCRIPTION

This parcel contains 5,257 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5257		Sq. Ft.	Site		0	70.	0.99	6			Med. Tr	-10					363,959						364,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5257.000	241,500		364,000	605,500			
Total Card		0.121	241,500		364,000	605,500	Entered Lot Size		
Total Parcel		0.121	241,500		364,000	605,500	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	419.32	/Parcel:	419.3	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	241,600	0	5,257.	364,000	605,600	605,600
2019	101	FV	205,200	0	5,257.	358,800	564,000	564,000
2018	101	FV	205,200	0	5,257.	275,600	480,800	480,800
2017	101	FV	205,200	0	5,257.	260,000	465,200	465,200
2016	101	FV	205,200	0	5,257.	239,200	444,400	444,400
2015	101	FV	193,600	0	5,257.	223,600	417,200	417,200
2014	101	FV	193,600	0	5,257.	205,900	399,500	399,500
2013	101	FV	193,600	0	5,257.	205,900	399,500	399,500

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEMIA RICHARD R		30864-288		11/15/1999		243,000	No	No		
		11986-329		4/23/1971		23,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2017	390	Addition	28,400	O				
10/2/2012	1259	Manual	10,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/20/2009	Measured	372	PATRIOT
6/19/2000	MLS		
2/9/2000	Mailer Sent		
2/9/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____

Total Card / Total Parcel

605,500 / 605,500

605,500 / 605,500

605,500 / 605,500



10/23/18 !8817!

PRINT Date Time

12/10/20 23:21:37

LAST REV Date Time

02/19/19 12:33:39

ekelly 8817

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Average										
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	GREEN			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1927	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	5	2					
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	173.728			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	58500												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	328145												
% Com Wall:		% Sprinkled:		Depreciation:	86630												
				Depreciated Total:	241514												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 113.0-0006-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	